

DEVELOPMENT CODE

Section 151.22.011

MHR - Manufactured Home Residence

- A. Purpose: The MHR district allows single-family dwelling units, whether manufactured homes or site built homes. The MHR district allows both subdivision and park designations. The regulations encourage the provision of open space and density comparable to multiple-family residential (MFR) zoning districts. Further, the regulations are designed to stabilize and protect the residential character of the district, to promote and encourage the family environment, and prohibit all incompatible activities.
- B. Approvals Required: No structure or use shall be built or remodeled in a MHR district until all necessary site plans and/or subdivision plat approvals have been obtained.
- C. Location: The following criteria shall be considered in establishing and maintaining a Manufactured Home Residence zoning district:
1. Corresponds to appropriate designation in the General Plan, or,
 2. Corresponds to an existing district or development in an area annexed into the City.
- D. Permitted Principal Uses:
1. Manufactured Home Subdivision.
 - a. Permitted Accessory Uses:
 - (1) Any use customarily incidental to a permitted principal use
 - (a) Private garage or carport for storage of vehicles
 - (b) Garden house, tool house, ramada, swimming pool
 - (c) Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.
 - (d) Home Occupations per *Article 151.29*.
 - b. Property Development Standards.
 - (1) Minimum Area: 4,500 square feet per lot.

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- (2) Maximum Density: One dwelling unit per lot.
 - (3) Required Yards:
 - (a) Minimum front yard - 15 feet.
 - (b) Minimum rear yard - 15 feet.
 - (c) Minimum side yard - 5 feet.
 - (d) Minimum street side yard - 10 feet.
 - (4) Maximum Building Height: 28 feet.
- c. Non-Residential Accessory Buildings:
- (1) Maximum Height: 15 feet above grade.
 - (2) Maximum Yard Coverage: 35 percent of rear yard.
 - (3) Location Restrictions: No accessory building shall be erected in any minimum required front or side yard, except an accessory building may go into the required side yard if it is no more than 8 feet in height and no larger than one 100 square feet.
 - (4) Setback Requirements: Accessory buildings shall be setback from the side lot line and the rear lot line a distance not less than 3 feet, except:
 - (a) For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s).
 - (b) Except for those situations addressed in the subparagraphs above, accessory buildings with exterior walls having a fire resistance rating of one hour, or greater, may be erected within 3 feet of the side and rear lot lines.
- d. Conditional Uses:
- (1) Accessory dwelling units.
 - (2) For other uses see *Article 151.26, Conditional Uses*.

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2. Manufactured Home Park:

- a. Permitted Accessory Uses: The following accessory uses, which are incidental and subordinate to a manufactured home park, are permitted in conjunction with the park:

(1) Single Family Residence: One single-family residence for the owner or manager of the manufactured home park. The yard requirements for this residence in the park shall be the same as provided in *subsection D(1)(b)*, above. The residence may include office space for use in connection with the park operation.

(2) Social and Recreational Center with Component Uses: Component uses will be permitted in a recreation or social center building provided:

- (a) that there will be no wholesale activity;
- (b) that no merchandise or supplies shall be stored or displayed outside the completely enclosed building;
- (c) that there shall be no exterior advertising or sign except as permitted for accessory uses only;
- (d) that the manufactured home park is large enough to accommodate at least 25 manufactured homes;
- (e) that component uses shall not be in a building which is less than 50 feet from any property line of the manufactured home park or 100 feet from any public right-of-way bounding the park site;
- (f) that the component uses shall not occupy more than 25 percent of the floor area in the social and recreation center building.

The component uses permitted are: Tobacco store and news stand, delicatessen, snack bar and food store, day nurseries, and child care center.

(3) Private Recreation Uses: For the use of the occupants of the manufactured home park and their guests, such as swimming pool, golf course, putting greens, and shuffleboard courts.

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- (4) Model Manufactured Home Sales: Manufactured home models for sale provided they do not occupy more than 5 percent of the total spaces in the manufactured home park. Each manufactured home shall have the same setback and spacing required for other manufactured homes. There shall be no exterior displays or advertising other than one non-illuminated sign, not to exceed 6-square feet for each model and not over 6 feet in height.
 - (5) Laundry: Coin-operated laundry and dry cleaning pickup provided there shall be no dry cleaning equipment.
 - (6) Travel Trailer and/or Recreational Vehicle Spaces.
 - (a) In a manufactured home park containing 199 or less manufactured home spaces, up to 20 spaces may be utilized for occupancy by travel trailers and/or recreational vehicles. For those manufactured home parks containing 200 or more spaces, up to, but not to exceed, 10 percent of the total spaces may be utilized for occupancy by travel trailers and/or recreational vehicles.
 - (b) All spaces used for travel trailers and/or recreational vehicles shall:
 - (i) Conform to the minimum development standards and yard setback requirements contained in *Section 151.22.012.G.3* through 7 of this Code;
 - (ii) Be consolidated and located into one clearly defined area of the manufactured home park; and
 - (iii) Be totally contained within the exterior boundary wall or fence of the manufactured home park as required by *Section 151.15.004.A.5* of this Code.
- b. Property Development Standards:
- (1) Minimum Area: Two acres.
 - (2) Maximum Density: Ten dwellings per acre.
 - (3) Maximum Building Height: 28 feet.
 - (4) Required Yards:
 - (a) Minimum front yard - 25 feet from public right-of-way or none from private roads.

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- (b) Minimum rear yard - Ten feet from space line or 25 feet from the exterior boundary of the park.
 - (c) Minimum side yard - Ten feet from space line or 25 feet from the exterior boundary of the park.
- (5) Minimum Space Size: 4,000 square feet
- (6) Minimum Private Street Standards: See *Section 151.08.003*.
- c. Non-Residential Accessory Buildings: A non-residential structure, but not including a detached garage, which is necessary to a dwelling, may be erected on a parcel if it meets the following requirements:
 - (1) Maximum Height: 15 feet above grade.
 - (2) Maximum Yard Coverage: 35 percent of required rear yard.
 - (3) Location Restrictions: No accessory building shall be erected in any minimum required front or side yard, except as otherwise provided in this Code.
 - (4) Setback Requirements: Accessory buildings shall be setback from the side or the rear lot lines a distance not less than 3 feet, except:
 - (a) for a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s), or
 - (b) for a corner lot abutting a key lot and not separated there from by an alley, any accessory building shall be setback from the rear lot line a distance not less than the width of the least required side yard applicable to the main building, or
 - (c) for a corner lot, the street side setback shall be the same as for the main building.
 - (d) Except for those situations addressed in the subparagraphs above, accessory buildings with exterior walls having a fire resistance rating of one hour, or greater, may be erected within 3 feet of the side and rear lot lines.
- d. Conditional Uses: See *Article 151.26, Conditional Uses*.

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3. Single-Family Residence

a. Permitted Accessory Uses:

- (1) Any use customarily incidental to a permitted principal use.
 - (a) Private garage or carport for storage of vehicles
 - (b) Garden house, tool house, ramada, swimming pool
 - (c) Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.
 - (d) Home Occupations per *Article 151.29*.

b. Property Development Standards

- (1) Minimum Area: 4,500 square feet.
- (2) Maximum Density: One dwelling per lot.
- (3) Required Yards:
 - (a) Minimum front yard – 20 feet.
 - (b) Minimum rear yard – 15 feet.
 - (c) Minimum side yard – 5 feet.
 - (d) Minimum street side yard – 10 feet.
- (4) Maximum Building Height: 28 feet.

c. Non-Residential Accessory Buildings:

- (1) Maximum Height: 15 feet above grade.
- (2) Maximum Yard Coverage: 35 percent of rear yard.

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- (3) Location Restrictions: No accessory building shall be erected in any minimum required front or side yard or in front of any principal building.
- (4) Setback Requirements: Accessory buildings shall be setback from the side lot line and the rear lot line a distance not less than 3 feet.
 - (a) For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s).
 - (b) Except for those situations addressed in the subparagraphs above, accessory buildings with exterior walls having a fire resistance rating of one hour, or greater, may be erected within 3 feet of the side and rear lot lines.

d. Conditional Uses

- (1) Accessory dwelling units.
- (2) For other uses see *Article 151.26, Conditional Uses*.

4. Developmentally Disabled facilities under the provisions of Arizona Revised Statute Section 36-581 and 582.

- E. Performance Standards: In accordance with the provisions of *Article 151.05*.
- F. Off-Street Parking and Loading: In accordance with the provisions of *Article 151.09*.
- G. Sign Regulations: In accordance with the provisions of *Article 151.10*.
- H. Landscaping, Screening and Buffering: In accordance with the provisions of *Article 151.15*.
- I. Access: In accordance with the provisions of *Article 151.17*.